

# LONGWOOD LAKES SOUTH

**2,732 RSF FACING U.S. HWY**

**676 & 672 S US Hwy 17-92 | Longwood, FL 32750**



**\$16, NNN**

- Units 676 & 672 total **2,732 RSF** and face busy U.S. Hwy 17-92. They can be subdivided or leased as a single unit.
- **LOW operating expenses** of only **\$5.<sup>54</sup>/SF!**
- **\$81,456 Avg. HH Income** within a 3-mile radius
- **New roof** installed in August, 2025
- A **luxury apartment community** is close by to the south, and a national **24-hr fitness center** is to the north of Longwood Lakes. **Outparcels** serve as **additional traffic generators**.



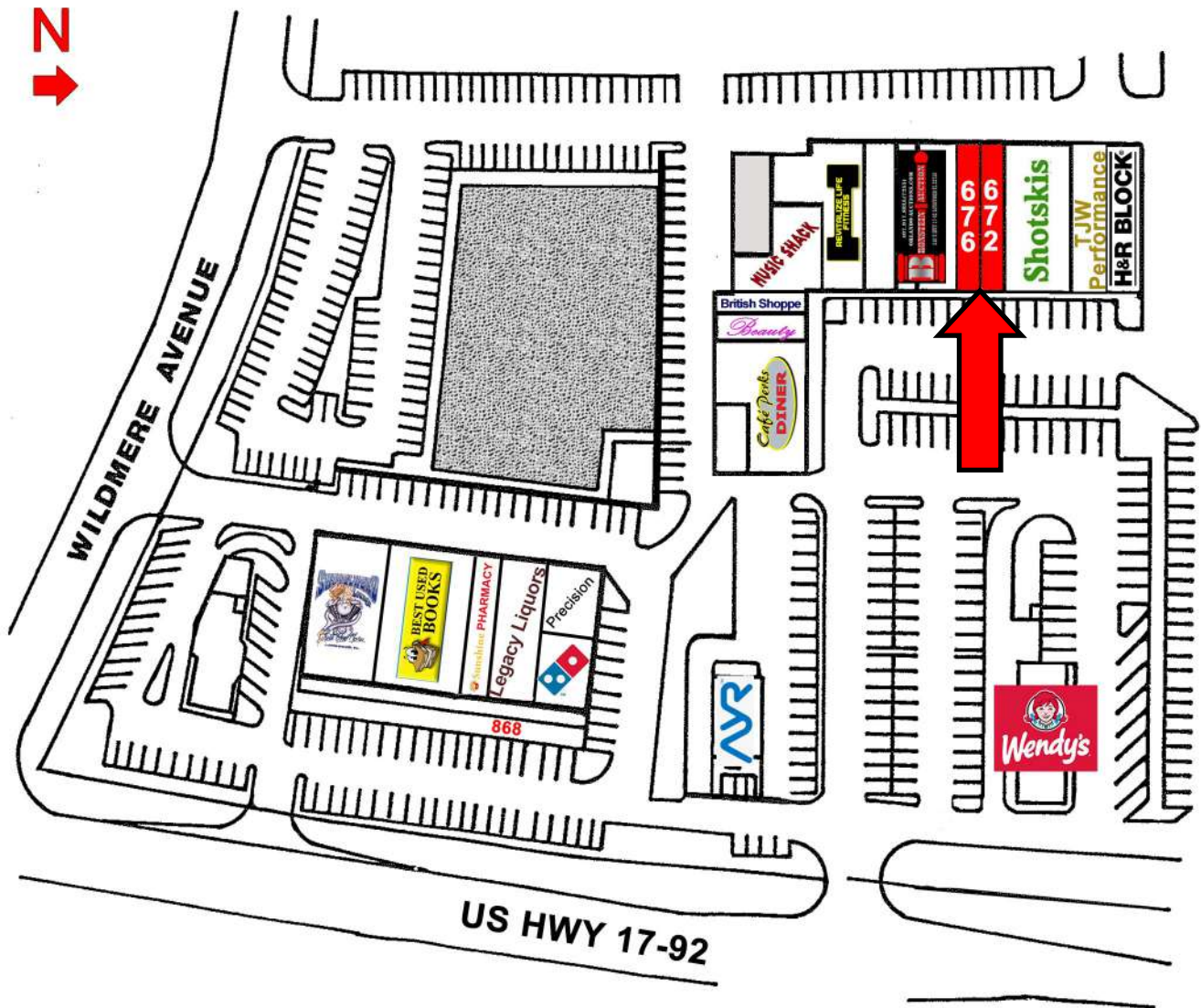
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## 2024 Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population Est:	10,983	73,207	212,133
Avg. HH Income:	\$65,842	\$81,456	\$90,506
2024-29 Growth:	4.18%	4.02%	4.19%